

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
NOVEMBER 6, 1963

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, November 6, 1963. Councilmen Brown, Culbertson, Dow, Ullmann and Katzakian (Mayor) present. None absent.

Also present: City Manager Graves, Planning Director Rodgers and City Attorney Mullen.

MINUTES Minutes of October 16, 1963, were approved as written and mailed on motion of Councilman Brown, Ullmann second.

PUBLIC HEARINGS

REZONE BTW FAIRMONT & HAM SOUTH OF SYLVIA DRIVE  
ORD. NO. 758 INTRODUCED  
Notice thereof having been published in accordance with law, Mayor Katzakian called for public hearing on the proposal to rezone six acres south of Sylvia Drive between Fairmont Avenue and Ham Lane from the R-3 limited multiple family residential zone to the C-P commercial-professional office zone. City Manager Graves read the memorandum from the Planning Commission which recommended the rezoning because it feels that this property has a good potential for further development into medically-oriented offices and institutions which would be related to the Lodi Memorial Hospital. Such development would be in accord with the General Plan proposals for the area. The Planning Commission is concerned with the possible congestion in the area from the increasing intensity of development along Fairmont Avenue and has requested a traffic study of the problem from the Engineering Department. The eventual development of Ham Lane should solve the problem, but an interim solution would be desirable. There were no written protests to the rezoning proposal. Mr. John Looser, 1124 South Pleasant Avenue, said that he intended to build a professional building on his property, included in the proposed rezoning, which will be a betterment to the entire area. Mr. Erwin Siebrass, 831 South Fairmont Avenue, opposed the rezoning, stating that the Planning Commission did not take into consideration the residences in the area and seemed to think that development along Ham Lane would remove some of the traffic from Fairmont Avenue. He felt the rezoning was being used as an excuse for relieving the traffic on Fairmont Avenue. The Council discussed the present condition of Fairmont Avenue south of Lodi Avenue. The City Manager expressed the hope that he would be able to recommend the reconstruction of this street before the end of 1963 so that gas tax funds could be made available for such a project. The Council then considered the land uses in the area and felt that the proposed rezoning would be consistent with plans for the area as set forth in the General Plan. Councilman Brown moved the introduction of Ordinance No. 758 rezoning six acres on the south side of Sylvia Drive between Ham Lane and Fairmont Avenue from R-3 to C-P. The motion was seconded by Councilman Culbertson and carried.

CITY-COUNTY MEETINGS  
County Supervisor Vernon Lehman suggested that the Mayor appoint a committee to meet with County Road Commissioner Bradley and himself to discuss problems that were common to the City and County.

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AUBURN DAM-  
FOLSOM SOUTH  
CANAL PROJECTRES. NO. 2674  
ADOPTED

County Supervisor Vernon Lehman addressed the Council concerning the Auburn Dam-Folsom South Canal project. It is expected hearings on the project will be held before a Senate Committee on November 18 and 19. If the hearings are scheduled, Mr. Lehman intends to appear before the committee on behalf of the project and would like the endorsement of the project from the City of Lodi. Councilman Culbertson stated that it was vital for the City of Lodi to support this project and he advocated that in addition to endorsing the project by resolution, the City send the Mayor to the hearings to appear on behalf of the City. Councilman Brown agreed that a representative of the City should be at the hearings because of the project's importance to this area. Councilman Culbertson moved that the Mayor be sent to Washington, D. C., to represent the City at the hearings on the Auburn Dam-Folsom South Canal project. The motion was seconded by Councilman Dow and carried unanimously. The Council then adopted Resolution No. 2674 endorsing early construction of the Auburn Dam-Folsom South Canal project on motion of Councilman Dow, Brown second.

## PLANNING COMMISSION

FINAL MAP OF  
LAKEWOOD UNIT  
#1 APPROVED

The final map of Lakewood Unit No. 1 was submitted for Council approval. Mr. Graves was concerned that half of the easement on the west side of the subdivision was outside the subdivision. City Attorney Mullen said a letter from the developer giving consent to the balance of the easement when the property to the west is developed would be sufficient. In regard to the storm drainage, Mr. Ted Schneider, Jr., said that he was in the process of obtaining an easement from the Beckman's so that the storm drainage could be taken care of. Councilman Brown moved that the map of Lakewood Unit No. 1 be approved subject to submission of a letter from the developer concerning the easement to the west and the completion of negotiations for the easement on the north for storm drainage. The motion was seconded by Councilman Dow and carried.

## PC ACTIONS

The following actions of the Planning Commission were reported:

1. Approved a use permit for a home-beauty shop to be operated by Mrs. Loretta Dockter at 618 West Lockeford Street in the R-3 zone.
2. Denied a use permit for Mr. James Dobbins to operate a 43-bed convalescent hospital on property at the southeast corner of Fairmont Avenue and Windsor Drive in the C-P commercial-professional office zone and the R-3 residential zone. The basis of this denial was the close proximity of the institutional building to the nearby homes and the inadequacies of the proposed parking area.
3. Denied the request of Mr. Hugh Kiedrowski for a variance to permit an addition to a non-conforming commercial building located at 510 Rimby Avenue in the R-3 residential zone.

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4. Approved a request of Mr. Emanuel Suelzle for a variance to reduce the off-street parking requirement for an addition to a commercial building at 359 East Lodi Avenue in the C-2 commercial zone.
5. Disapproved a proposal for the commercial-residential-recreational development of the 43-acre Sanguinetti property located along the north side of Turner Road and immediately west of the Community Winery. This disapproval was based primarily on the proposed commercial aspects of the development which would have been in addition to the 13-acre shopping center property now zoned for the same owners immediately across Turner Road.

## REPORTS OF THE CITY MANAGER

## CLAIMS

Claims in the amount of \$207,491.64 were approved on motion of Councilman Dow, Brown second.

AWARD -  
DUMP TRUCK  
WITH LOADER

City Manager Graves reported that the following bids were received for the dump truck with front-end loader:

RES. NO. 2675  
ADOPTED

Tokay Motors	GMC	\$8,710.58
Loewen Auto Co.	Chevrolet	8,325.00

He recommended that award be made to the low bidder. Councilman Dow moved the adoption of Resolution No. 2675 awarding the contract for the dump truck to Loewen Auto Company for the amount bid. The motion was seconded by Councilman Brown and carried.

ALLEY BTW  
GARFIELD &  
CHEROKEE  
S OF HAROLD

The Council then considered the request of property owners that the City improve the alley between Garfield Street and Cherokee Lane south of Harold Street with the understanding that the owners will dedicate the land to the City. The Council had had an opportunity to look at the alley. One of the problems was a concrete structure which extended six feet into the proposed alley; the owner of the building was the only interested party who had not signed the petition for the improvement. Mayor Katzakian felt it was the province of the property owners to bring the alley up to City standards before acceptance by the City as is the case with streets. Other members of the Council felt that this area had been used as an alley for some time, that the land use would be improved by improving the alley, and that during the last four or five years the City has improved similar alleys in other areas. After further discussion of the problem posed by the building that extends into the proposed right of way, it was moved by Councilman Culbertson that the City bring up to City standards the alley between Garfield and Cherokee Lane south of Harold Street provided that the property owners dedicate the right of way and that the owner of the property which has the building extending into the alley dedicate the portion of his property which is unoccupied. The motion was seconded by Councilman Brown and carried, with Mayor Katzakian voting no.

LODI AVENUE  
HAM LANE  
INTERSECTION

RES. NO. 2676  
ADOPTED

Mr. Graves reported that at the request of the Lodi Safety Council the Engineering Department had made a study of the intersection of Lodi Avenue and Ham Lane for the possible installation of a right-turn lane for vehicles going west on Lodi Avenue and wishing to turn right onto Ham Lane. Traffic counts at this location

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show a total of more than 9,000 vehicles daily entering the intersection. Westbound vehicles on Lodi Avenue number about 3,900 daily and of these over half turn right onto Ham Lane. A right turn lane would tend to channel vehicles turning right from those continuing west and would also aid the driver entering from the north and wishing to turn left onto Lodi Avenue. Therefore, the Engineering Department is recommending that such a right turn lane be installed at this intersection. This would necessitate the elimination of three parking stalls on the north side of Lodi Avenue so that approximately 150 feet can be used for the turning lane. The Engineering Department reports that these stalls are seldom used. On motion of Councilman Culbertson, Dow second, the City Council adopted Resolution No. 2676 determining that public convenience and necessity require the installation of a right turn lane and the elimination of three parking stalls by the establishment of a no parking zone on the north side of Lodi Avenue east of Ham Lane.

FIRE ENGINEERS Mr. Graves has received a request from the Fire Chief that two firemen be promoted to fire engineer since they are working as relief engineers 74% of their time; they are next on the eligible list for this position. The fire engineer position vacated by the retirement of Bert Wilson has not been filled so it would be necessary to establish only one more fire engineer position. On motion of Councilman Culbertson, Dow second, the City Council approved the addition of one fire engineer position by the adoption of Resolution No. 2677.

RES. NO. 2677  
ADOPTED

SPECS - LINE  
TRUCK BODY

Specifications for a line truck body, derrick and accessories were presented for Council consideration. The specifications provide for alternate bids accepting delivery in the Midwest since some manufacturers claim that the City can get a better job of installation at a lower net cost than if installed on the West Coast. On motion of Councilman Culbertson, Dow second, the City Council approved the specifications and authorized calling for bids.

12-MINUTE  
PARKING AT  
LIBRARY

RES. NO. 2678  
ADOPTED

Because of the increase in traffic problems in front of the Public Library, City Manager Graves recommended that two 12-minute parking stalls be created in front of the building. After discussing the parking situation on Pine and Pleasant in the area of the library, the Council adopted Resolution No. 2678 establishing two 12-minute parking zones in the parking stalls on the north side of Pine Street immediately west of Pleasant Avenue, on motion of Councilman Brown, Dow second.

SPECS -  
TRACTOR LOADER

Specifications for a tractor loader were approved and calling for bids thereon authorized on motion of Councilman Dow, Culbertson second.

REPLACEMENT  
OF TWO  
TAMPERS

Mr. Graves reported that through oversight at the time of budget preparation no provision was made for the replacement of two pneumatic tampers which are in such condition that it is not economical to overhaul them. He recommended that they be replaced from the Equipment Fund and said the cost would be approximately \$625. On motion of Councilman Dow, Brown second, the City Council authorized purchasing two tampers from the Equipment Fund at an approximate cost of \$625.

MILLS AVE.  
TRAFFIC

The Council then discussed the traffic hazards on that portion of Mills Avenue where only half of the street

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is developed. There are in the neighborhood of 2000 cars using this street each day which creates a considerable traffic problem since the paved area is twenty feet wide and eight feet of this is used for parking, leaving twelve feet for two-way traffic. The most hazardous areas are between Colette and Elm streets and Capel Drive to Jerry Lane. The Engineering Department has suggested that parking be eliminated on the east side of the street to help the situation. After discussion, it was moved by Councilman Culbertson, Dow second, that the Council indicate its intention to prohibit parking on the east side of Mills Avenue between Colette and Elm Streets and between Capell Drive and Jerry Lane. Motion carried. Councilman Culbertson then remarked that it might be wise to notify the people owning property along Mills Avenue who would be effected by such action. The Council then discussed whether they would be setting a precedent in sending out notices which are not legally required. Stating that he felt that in this instance, when the Council was expressing an intention to take certain action, the property owners concerned should be notified, Councilman Culbertson moved that the property owners effected be notified by mail of the Council's intention to establish no parking along certain sections of Mills Avenue. The motion was seconded by Councilman Dow and carried, with Mayor Katzakian voting no.

CCTCo AGREE-  
MENT RE OVER-  
HEAD CROSSING

RBS. NO. 2679  
ADOPTED

The City Manager presented an agreement with Central California Traction Company granting the City permission to run overhead lines across the Company's right of way at the East Frontage Road. On motion of Councilman Brown, Dow second, the City Council adopted Resolution No. 2679 authorizing the Mayor to execute the agreement with Central California Traction Company above mentioned.

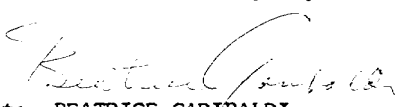
LEASE  
PONDING AREA

A lease has been prepared between the City of Lodi and Robert D. Houston and Leslie Todd for use by the City of  $3\frac{1}{2}$  acres east of 99 Highway for the ponding of storm waters. The lease is for two years at \$180 per year for the entire parcel. Councilman Culbertson moved that the lease with Houston and Todd be approved and that the City Manager be authorized to sign it on behalf of the City. The motion was seconded by Councilman Dow and carried.

LV. OF ABS.  
LIBRARY  
EMPLOYEE

Mr. Graves stated that he had received a request for leave of absence for Virginia Gossett of the Library Staff. Since the request is under the jurisdiction of the Library Board and has been approved by that body, the request was ordered filed.

There being no further business, the meeting adjourned.

  
Attest: BEATRICE GARIBALDI  
City Clerk